



NEWS RELEASE

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ENHANCED USE LEASE MASTER AGREEMENT SIGNED ON ABERDEEN PROVING GROUND'S G.A.T.E. PROJECT

ABERDEEN PROVING GROUND, Md. –

On Sept. 25, Joseph W. Whitaker, Deputy Assistant Secretary of the Army for Installations and Housing, and James Lee, President and Chief Executive Officer of Opus East L.L.C., signed the master Agreement that moves Opus' Government and Technology Enterprise (G.A.T.E.) project one step closer toward groundbreaking.

According to Project Manager Tom Kretschmar, U.S. Army Corps of Engineers, Baltimore District, the master agreement is a carefully crafted and extensively negotiated agreement which prescribes the terms and methodologies that will be used in the individual site leases.

"It sets out how the development documents and the design development will proceed, and fully identifies the duties and responsibilities of the chosen developer," Kretschmar said. "It will serve as a template for future Army EUL projects nationally."

According to Lee, the G.A.T.E. project will be a state-of-the art office, research and development and technology business park.

"We're really excited about moving forward on this project," Lee said. "We still have a number of things to do to finalize before we break ground, but we're moving forward quickly and plan to start construction no later than the first quarter of 2007."

Opus East has selected C.B. Richard Ellis to provide marketing and leasing services to the G.A.T.E. Project.

"We expect this project to include more than 2 million square feet of first class suburban office and research and development space," Lee said. "This has been and is a collaborative effort. It's been great working with the Corps of Engineers, Aberdeen Proving Ground, the City of Aberdeen and other area officials. APG is a valuable member of the Harford County community, a huge economic engine and a very important relationship for Opus. This EUL will be a very "good neighbor" and we believe that it's a win-win for everyone involved.

The project is part of the Army's Enhanced Use Lease program, which Kretschmar said allows the Army to productively recognize the value of non-excess available assets and redirect the proceeds back into the improvement of facilities on the post.

"A private party, in this case Opus East L.L.C., finances, constructs and operates the development," Kretzschmar said. "The developer is able to control and build on a large, well-located tract of land on the military installation and to offer buildings to tenants who require proximity to the Army.

"EUL projects are a benefit to the local governments because they respond to the mission of installation and create a high quality private sector jobs," he said.

According to Kretzschmar, approximately 25 EUL projects are under development or being planned around the country, at military bases from Alaska to Florida. The U.S. Army Corps of Engineers, Baltimore District is the Center of Expertise for the enhanced use lease program.

For additional information on the Army's Enhanced Use Lease Program contact Janet Kriner, (410) 962-4912 or visit <http://eul.army.mil/>.